

03 FEB 18 AM 11:01

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After Recording Return to:  
**MODESTO VALENCIA and IRMA VALENCIA**  
1136 Tamera Dr.  
Klamath Falls, Or. 97603

Until a change is requested all tax statements  
 Shall be sent to the address shown above.

State of Oregon, County of Klamath  
 Recorded 02/18/2003 11:01 a m.  
 Vol M03 Pg 09380  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
 (INDIVIDUAL)

**MARION ROSS CURTIS, TRUSTEE OF THE CURTIS LIVING TRUST DATED JUNE 6 1988, herein called Grantor, convey(s) to MODESTO VALENCIA and IRMA VALENCIA, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

**Lots 9, 10 and 11, Block 22, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$147,000.00.**  
 (here comply with the requirements of ORS 93.930)

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated February 14, 2003.

**CURTIS LIVING TRUST**  
Marion Ross Curtis, TR  
 By: Marion Ross Curtis, Trustee

STATE OF OREGON, County of Klamath) ss.

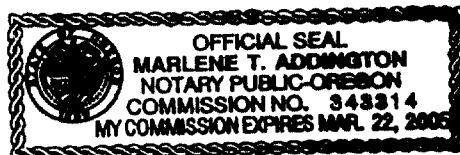
On February 14, 2003 personally appeared the above named **MARION ROSS CURTIS TRUSTEE OF THE CURTIS LIVING TRUST DATED JUNE 6 1988** and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:

**Aspen**  
 TITLE & ESCROW, INC.  
 525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00056353

Before me: Marlene T. Addington  
 Notary Public for Oregon  
 My commission expires: March 22, 2005

Official Seal



21A